

IN RE: PETITION FOR ADMIN. VARIANCE

S/S Gadd Road, 3,780' +/-

SW Falls Road

8th Election District

3rd Councilmanic District

(2403 Gadd Road)

Lisa & Jeff Waters

Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-304-A

*

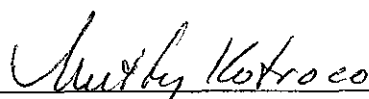
* * * * *

ORDER OF DISMISSAL

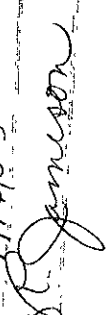
The Petitioners herein filed a Petition for Administrative Variance for the property located at 2403 Gadd Road in the Cockeysville area of Baltimore County. An administrative variance was requested from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a rear yard setback of 20 ft. in lieu of the required 35 ft.;

WHEREAS, a letter was received by the Office of Permits and Development Management in February, 2002, from Bruce E. Doak (Principal) of Gerhold, Cross & Etzel, Ltd., stating that the Petitioners "would like to withdraw their variance petition at this time".

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 14th day of January, 2003, that the hereinabove Petition for Administrative Variance be and is hereby WITHDRAWN and DISMISSED, without prejudice.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj


1/14/03



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 14, 2003

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Boulevard
Towson, Maryland 21286

RE: Order of Dismissal
Case No. 02-304-A
Property: 2403 Gadd Road

Dear Mr. Doak:

Enclosed herewith please find a copy of an Order of Dismissal regarding the above captioned case. The matter has been withdrawn and dismissed, without prejudice.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Encl.

c: Mr. & Mrs. Jeff Waters
2403 Gadd Road
Cockeysville, MD 21030

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2403 Gadd Road

which is presently zoned R.C. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3.3 To Allow a rear yard set back of 20 feet in lieu of the required 35 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To Be Discussed at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Jeff Waters
Name - Type or Print

Signature

Lisa Waters

Name - Type or Print

Signature

410

2403 Gadd Road

785-4074

Address

Telephone No.

Cockeysville

MD

21030

City

State

Zip Code

Representative to be Contacted:

Brian Dietz

Gerhold, Cross & Etzel, Ltd.

Name

410

320 E. Towsontown Blvd.

823-4470

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

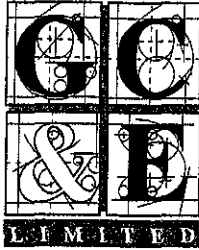
Reviewed By

Date

1-19-02

Case No. 02-304A

220 9/15/98



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

January 14, 2001

**ZONING DESCRIPTION
TO ACCOMPANY A PETITION FOR A VARIANCE
OF THE WATERS PROPERTY
8th ELECTION DISTRICT
4th COUNCILMANIC DISTRICT
KNOWN AS 2403 GADD ROAD**

Beginning for the same on the south side of Gadd Road (50 feet wide) said beginning point being distant 3280 feet Westerly along said south side of Gadd Road from the center of Falls Road, thence running and binding on the said south side of Gadd Road, (1) South 86 degrees 49 minutes 30 seconds West 232.47 feet, thence leaving said Gadd Road and running and binding on the lands of the herein petitioner the following three courses and distances viz. (2) South 05 degrees 11 minutes 10 seconds West 554.59 feet, (3) South 84 degrees 56 minutes 50 seconds East 230.00 feet, (4) North 05 degrees 11 minutes 10 seconds East 587.14 feet to the place of beginning.

Containing 3.012 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the proposes of conveyance.



Brian Dietz

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

304

No. 07829

DATE 1.18.02 ACCOUNT 001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: J. WATERS — 2403 GADD RD.

FOR: ~~620~~ Ps. UAZ.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

DATE RECEIVED
PAID RECEIPT

PAYMENT ACTUAL TIME
1/18/2002 1/18/2002 14:39:05

REG 0506 CASHIER KIM XH CASHIER
RECEIPT # 061023 DEL

DATE 5 528 ZUANG VERIFICATION
CR NO. 007829

Receipt Tot 50.00
50.00 CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-304 A
Petitioner: JEFF WATERS
Address or Location: SAME AS BELOW

PLEASE FORWARD ADVERTISING BILL TO:

Name: JEFF WATERS
Address: 2403 GADD ROAD
BALTO. MD 21030

Telephone Number: 410-785-4074

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 5, 2002 Issue – Jeffersonian

Please forward billing to:
Jeff Waters
2403 Gadd Road
Cockeysville MD 21030

410 785-4074

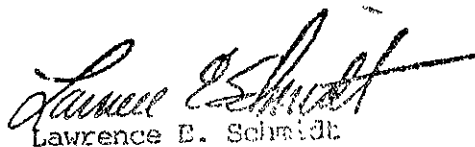
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-304-A
2403 Gadd Road
S/S Gadd Road, 3,780' +/- SW Falls Road
8th Election District – 4th Councilmanic District
Legal Owner: Jeff Waters

Variance to allow a rear yard setback of 20 feet in lieu of the required 35 feet.

HEARING: Tuesday, March 19, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 13, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-304-A
2403 Gadd Road
S/S Gadd Road, 3,780' +/- SW Falls Road
8th Election District – 4th Councilmanic District
Legal Owner: Jeff Waters

Variance to allow a rear yard setback of 20 feet in lieu of the required 35 feet.

HEARING: Tuesday, March 19, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon 672
Director


C: Lisa & Jeff Waters, 2403 Gadd Road, Cockeysville 21030
Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd, Towson 21286

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MARCH 4, 2002.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: March 7, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 19, 2002
Item Nos. 293, 294, 295, 296, 297, 298,
299, 300, 301, 304, 305, 306, 308,
310 and 311

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 13, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 506,
307, 308, 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: March 11, 2002

SUBJECT: Zoning Item 304
Address 2403 Gadd Road

Zoning Advisory Committee Meeting of February 11, 2002

Prior to building permit approval the well and septic system will be evaluated by Ground Water Management. Soil evaluations may also be required.

Reviewer: Sue Farinetti

Date: March 11, 2002

Jim
3/19
P.P.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: Todd Taylor *TGT*
DATE: March 14, 2002
SUBJECT: Zoning Item 304
Address 2403 Gadd Road

Zoning Advisory Committee Meeting of February 11, 2002

This petition for Variance is incomplete since the applicant was either unable or unwilling to state their hardship or practical difficulty that would require them to obtain this variance. Until a reason is given this petition will not be approved by DEPRM.

Reviewer: Wally Lippincott

Date: March 14, 2002

sent
3/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

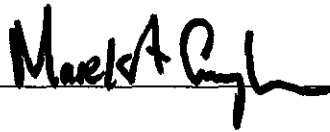
DATE: February 25, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-304,02-321, 02-322, 02-324

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



FEB 25

Section Chief:



AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 304

JCM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
2403 Gadd Road, S/S Gadd Rd,
3780' +/- SW of Falls Rd
8th Election District, 4th Councilmanic

Legal Owner: Jeff & Lisa Waters
Petitioner(s)

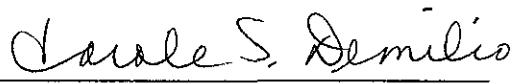
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-304-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of February, 2002 a copy of the foregoing Entry of Appearance was mailed to Brian Dietz, Gerhold, Cross & Etzel, 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

February 25, 2002

Lisa & Jeff Waters
2403 Gadd Road
Cockeysville MD 21030

Dear Mr. & Mrs. Waters:

RE: Case Number 02-304-A, 2403 Gadd Road

The above matter, previously scheduled for Tuesday, March 19, 2002 at 9:00 a.m. in Room 407, County Courts Building, has been postponed at your request. Once the hearing has been rescheduled you will be notified by mail.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

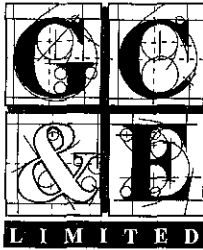
Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

AJ: gdz

C: Brian Dietz, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd, Towson 21286



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

To: George
Hold ok
2/22/02
wcr

RE: CASE # 02-304-A
PETITIONER/DEVELOPER:
Jeff & Lisa Waters

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

My client would like to withdraw their variance petition at this time. They will be submitting a revised petition and zoning plan in the near future. Once we are ready to re-submit, I will call and schedule a re-submittal meeting.

Thank you for your help in this matter.

Sincerely,

Bruce E. Doak
Principal

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-304-A

Date Completed/Initials

02-12-02

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

02-13-02

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

02-13-02

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

3-18-02

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

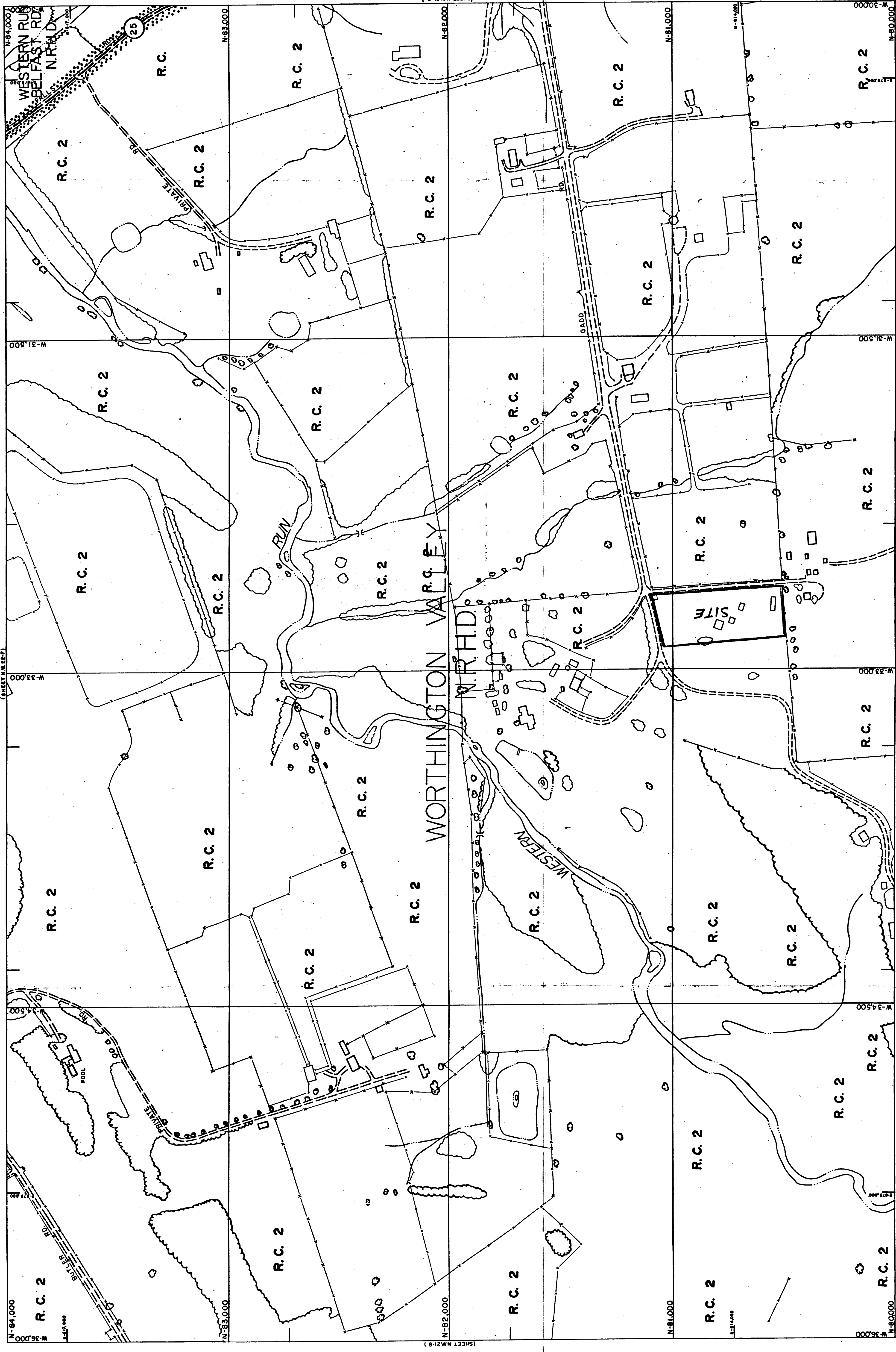
INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

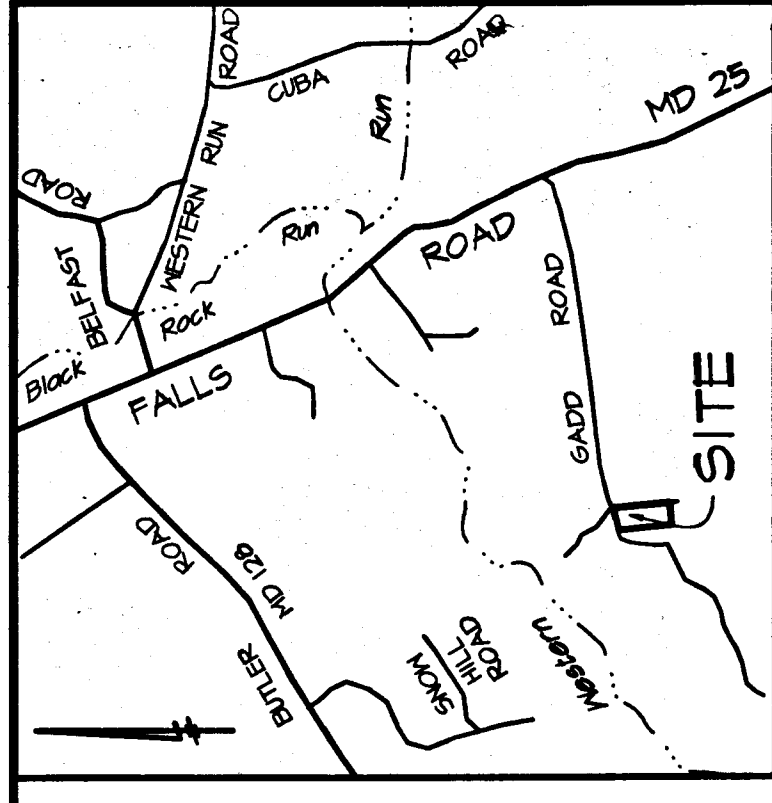
COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

NW 21 F



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 200'	LOCATION SOUTH OF BUTLER	SHEET N. W. 21-F
2000 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 10, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00, <i>Joseph Butler</i> Chairman, County Council		DATE OF PHOTOGRAPHY JANUARY 1986		
THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY SUCHART-HORN, INC. BALTIMORE, MD 21210				



GENERAL NOTES

1. OWNER: JEFFREY M. & LISA G. MATTERS
2408 GAOD ROAD
COCKEYSVILLE, MARYLAND 21030
(410)756-4674
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 615 TILE 89A3.
3. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
A BOUNDARY WAS NOT PERFORMED BY GENOLD C2856 + ETZEL LTD.
4. GENOLD TRACT 4083 A.D.C. MAP # GRID
SCHOOL DISTRICT #1 REGIONAL PLANNING DISTRICT
504
5. THIS SITE IS SERVICED BY WELL AND SEPTIC.
6. NO PRIOR ZONING CASES.
7. THIS SITE IS NOT IN A RIVERINE FLOOD PLAIN.
8. THIS SITE IS IN THE MORTINGHAM VALLEY N.E.H.D.

PETITION

VARIANCE TO SECTION 1A01.3.B.3 TO ALLOW A REAR YARD SETBACK OF 20' IN LIEU OF THE REQUIRED 35'.

PLAN TO ACCOMPANY A ZONING PETITION FOR A VARIANCE OF THE

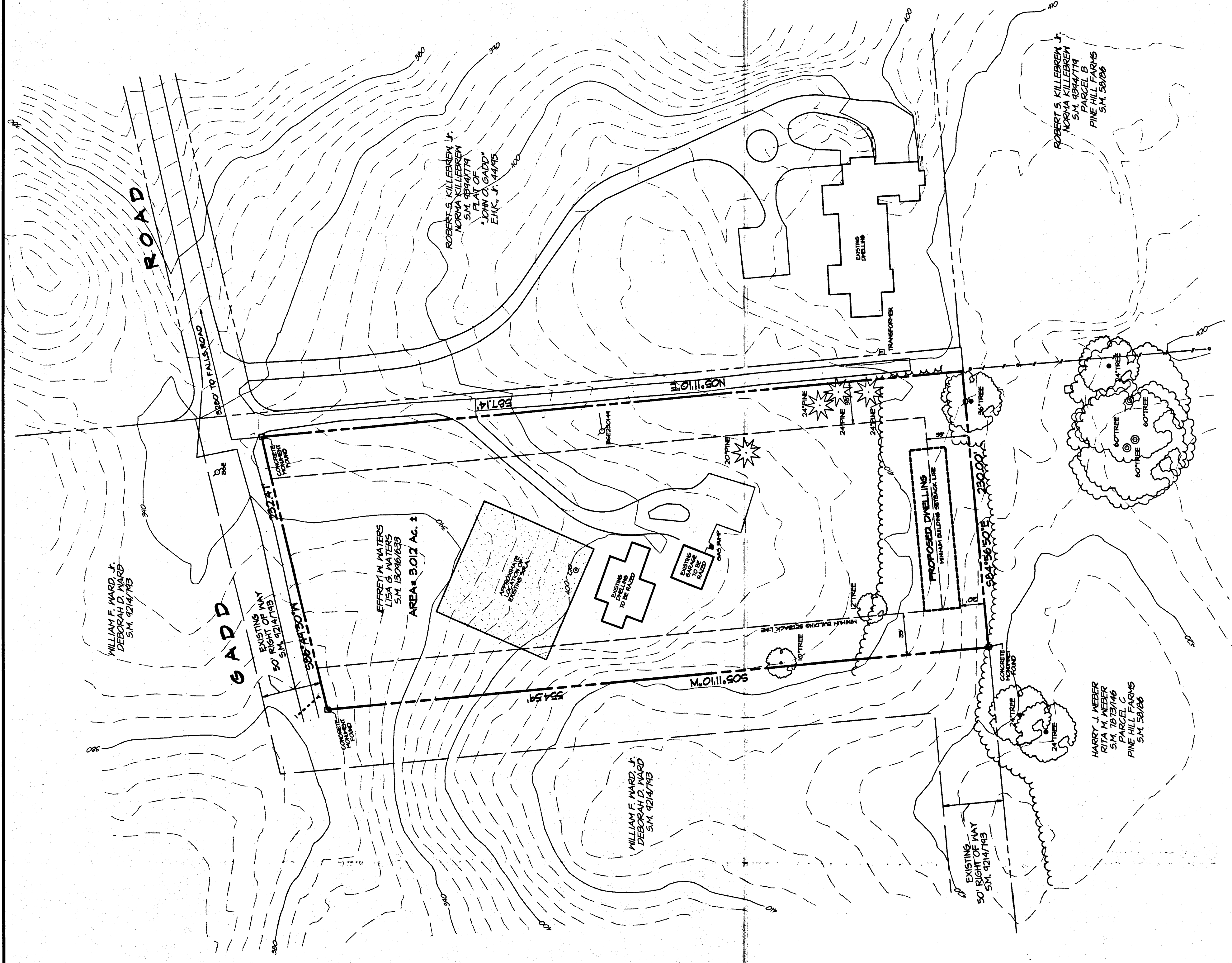
WATERS PROPERTY

2403 GADD ROAD
Deed Ref: S.M. No. 13096 folio 633
Tax Account No.: 08-02-060380
Zoned R.C.-2; Map NW 12-F
Tax Map 33; Grid 20; Parcel 210


**8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townstown Boulevard
Townson, Maryland 21286
(410) 823-4470



SCALE: 1"=50'

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 50, 0, 50, 100, and 150 from left to right. The text "SCALE: 1"=50'" is printed vertically to the left of the bar.

SYMBOLS LEGEND

- PROPOSED DWELLING
- EXISTING DWELLING
- PROPERTY LINE
- RIGHT OF WAY
- CONTOURS
- EXISTING PAVING

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